

KINGSTON SPRINGS PLANNING COMMISSION MINUTES

October 13, 2005
7:00 P.M. A. BECK MEETING HALL

1. Call to Order:

Pete Hiett called the meeting to order at 7:01 p.m.

David Clark, Chairperson	Absent
Dianna Shew, Vice Chairperson	Absent
Chuck Sleighter, Commissioner	Present
Paul Rucker, Member	Absent
Ray Crouch, Mayor	Absent
Pete Hiett, Secretary	Present
Laurie Cooper, City Manager	Present
Joe Hunter, Building/Codes	Present
Larry Craig, City Attorney	Present
Sam Butts, Member	Absent
David Risner, Member	Present
David Howe, City Engineer	Present
Justin Butler, State Planner	Present

2. Approval of Minutes:

There were no corrections to the minutes.
Chuck Sleighter made the motion to approve minutes.
David Risner seconded the motion.
The motion passed unanimously.

3. Request by Vaden Northcutt to Rezone acres on Fairview-Kingston Springs Raod Map 99 Portion of Parcel 1.01 from E-1 to R-1.

Danny Bledsoe represented Mr. Northcutt and explained the project. He stated that there had been discussions about city water.
David Risner made a motion to approve the rezone.
2nd by Charles Sleighter
Before a vote was taken David Risner made a motion to suspend the rules to hear public comments for 15 minutes.
The motion was seconded by Charles Sleighter.

Tommy Hood – concerns about ground water contamination
Susan Loris – concerns about traffic
Ha Mason – concerns about going from larger lots to smaller lots, environmental contamination and zoning notifications. Wants 20 houses instead of 40
Tim Delany – concerns about school over crowded
Sue Gieselle – concerns that other tracts will be allowed to rezone
Susan Boyer – spoke in favor of the development and growth
Leslie Maxwell – concerns with density issues
Denny Elliot – concerns that there will be more of these requests
Kathy Atwood – also spoke her concerns

The meeting was called back to order at 7:31 with the same quorum.

The motion to approve was passed on the following vote:
Sleighter – yes
Hiatt - no
Cooper – yes
Butts - no
Risner - yes

4. Site Plane ~ Mapco, Inc.

C. J. Ringlieb presented renderings of the proposed building.
Russ Wharton, Engineer, explained the site plan.
Motion to approve by Sam Butts with contingencies:

- All traffic aisles to be minimum of 20 feet
- Acceptable landscape design plan that accommodates requirements reviewed by staff
- Letter from Region III traffic engineer of TDOT with approvals for access controls

All changes approved by staff
2nd by Charles Sleighter
Motion carried unanimously

5. Request from Mayor Crouch to Reduce the Size of Parking Spaces from 10 feet Wide to 9 feet Wide.

Charles Sleighter made a motion to table to the November meeting.
2nd by David Risner
Motion carried unanimously

6. Request by Mike Baker for Rezone of 383 Moore's Circle from R-2 to C-1.

David Risner made a motion to approve
2nd by Charles Sleighter
Motion carried unanimously

7. Discussion: Leslie Maxwell, Historic Overlay Downtown.

Leslie Maxwell presented the concept of conservation zoning for homes 50 years old or older. She explained that it is much less restrictive than historic zoning and she is willing to work with the planning commission. She left information

for the town.

8. **Other:**

9. **Adjourn:**

Motion by Charles Sleighter to adjourn.
2nd by Sam Butts
Motion carried unanimously

Pete Hiett, Secretary

Debbie K. Finch, Recorder